



Development Services Department

November 23, 2010

Hercor LLC DBA Bay Breeze Inn
Attn: Manuel Hermida
692 H Street
Chula Vista, CA 91910

RE: DRC-10-10: Hercor Hotel Remodel, 692 H Street, APN 571-061-09-00

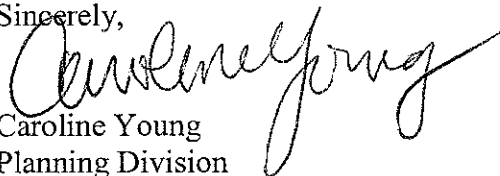
Dear Manuel:

On November 22, 2010, the Zoning Administrator considered and approved the above referenced application. Attached please find the Notice of Decision documenting the Zoning Administrator's action and listing the conditions of approval. Please note Condition I.1 that requires you to sign and return one copy of the notice to acknowledge your acceptance of the conditions of approval.

You have the right to appeal any conditions of approval to the City Council. This office must receive a completed appeal form, along with a deposit amount of \$7,004.00 within 10 days of the date of this letter. Forms are available from the Development Services Department. In the absence of said appeal, the decision of the Zoning Administrator is final.

If you have any questions or concerns about this matter, please call me at (619) 409-5883.

Sincerely,


Caroline Young
Planning Division
Assistant Planner

Attachment: Notice of Decision

cc: Zoning Administrator



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: November 22, 2010
Applicant: Hercor LLC DBA Bay Breeze Inn
Case No.: DRC-10-10
Address: 692 H Street
Project Planner: Caroline Young

Notice is hereby given that on November 22, 2010, the Zoning Administrator considered Design Review (DRC) application DRC-10-10, filed by Hercor LLC DBA Bay Breeze Inn ("Applicant"). The Applicant requests Design Review approval for a remodel of an existing hotel. The Project is located at 692 H Street ("Project Site") and is owned by Hercor LLC ("Property Owner"). The Project Site is zoned Urban Core (UC-1) within the Urban Core Specific Plan, with a General Plan designation of Transit Focus Area (TFA). The Project is more specifically described as follows:

The Project consists of a remodel of the existing 42-unit Bay Breeze Inn Hotel, which includes the enlargement of the existing laundry room and hotel office, installation of a trash chute which would be accessible from all rooms, and an enclosure of two open storage area where one of them will now enclose the trash bins. No additional units will be added. Other site improvements included a new wall along the western property line, enhancements to the landscaping along H Street, restriping the parking lot, and exterior remodel of the building to not only accommodate the proposed changes but to also provide a more modern appearance for the hotel by adding a tower feature, extended trellises, new building colors, signage, and lighting fixtures. Interior improvements will include an expansion of the existing bathrooms in each hotel unit.

Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (existing facilities) of the State CEQA Guidelines. Thus no further environmental review is necessary.

The proposed project is consistent with the development regulations and design guidelines of the Chula Vista Municipal Code, Urban Core Specific Plan, and Landscape Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the Chula Vista Municipal Code (CVMC), has conditionally approved the project subject to the following conditions:

- I. The following shall be accomplished to the satisfaction of the Development Services Director, prior to issuance of building permits, unless otherwise specified:

Development Services Department:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. A graffiti resistant treatment shall be specified for all wall and building surfaces, and noted on any building and wall plans. Additionally, the project shall conform to CVMC Section 9.20.055 regarding graffiti control. The applicant shall remove all graffiti on a regular basis.
3. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Development Services Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.
4. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board available in the Planning Division and date stamped October 7, 2010.
5. The Applicant shall obtain approval of a sign permit for each new sign by the Development Services Department. Signs shall comply with all applicable requirements of the CVMC.
6. All exterior lighting shall include shielding to remove any glare from adjacent residents. Details for said lighting shall be included in the architectural plans and shall be reviewed and approved to the satisfaction of the Director of Development Services, prior to the issuance of the building permit.

Engineering Developments Services/Landscape Architecture:

7. The following fees will be required based on the final building plans submitted:
 - a. Sewer connection and Capacity Fees
 - b. Construction Permit Fees
8. Prior to obtaining any Building Permit for the Project, if project's total on-site improvements exceed Engineering Threshold currently \$33,762.11, and adjusted annually, per CVMC Section 12.24.020, then the applicant shall be required to obtain a Construction Permit from the Land Development Section of the Department of Development Services. A Construction Permit is required to perform the following work in the City's right-of-way, which may include, but is not limited to:
 - Removal and replacement of any broken or damaged curb, gutter, and sidewalk per SDRSD G-2, and G-7 along the project's frontage to the satisfaction of the City Engineer. Sidewalk shall be designed and constructed with proper transitions to existing conditions.
 - Removal and replacement of existing driveways meeting design standards as shown in Chula Vista Construction Standard CVCS-1A. Current driveways shall be replaced, if it does not meet the City of Chula Vista Design Standards/ADA Standards, or if existing driveway is cracked or broken. Dedication of right-of-way as needed in order for driveway to comply with American Disability Act (ADA) requirements.
 - Removal and replacement of existing pedestrian ramp on the corner of Oaklawn Avenue and H Street per Chula Vista Construction Standard CVCS-25.
9. All utilities serving the proposed project shall be underground pursuant to CVMC Section 15.32.
10. Any improvements in the right-of-way beyond the project limits shall be designed and constructed as to not interfere with adjacent businesses, as approved by the City Engineer.
11. The construction and completion of all improvements and release requirements shall be secured in accordance with CVMC Section 18.16.220.
12. Prior to issuance of building permit, the Applicant shall submit a 'landscape documentation package' for approval to the City of Chula Vista that demonstrates that the landscape associated with the project complies with the City of Chula Vista Landscape Water Conservation Ordinance, CVMC Chapter 20.12. The title sheet of the drawings shall contain a signed statement from the landscape architect as follows: "I am familiar with and agree to comply with the requirements for landscape improvement plans as described in Chapter 20.12 of the Municipal Code. I have prepared this plan in compliance with those

regulations. I certify that the plan implements the regulations to provide efficient landscape water use.”

Fire Department

13. The riser shall be enclosed and protected by the outside elements as per NFPA 13.
14. A fire lane shall be maintained at all times and signs shall be installed on the site.
15. The building shall be provided with two Knox appliances.
 - Provide a Knox Vault at the main entrance to the building
 - Provide a Knox Box at the Fire control room
16. The building shall be addressed in accordance with the following criteria:
 - 0 – 50 feet from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150 feet from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke
 - 151 feet from the building to the face of the curb = 16-inches in height with a 2-inch stroke
17. The building shall be protected throughout by an approved automatic fire sprinkler system and an approved fire alarm system. If there are any modifications to the sprinkler system, a deferred submittal will be required, and submitted to the Fire Department for approval prior to any modifications.
18. The Applicant shall provide one fire extinguisher for every 3000 square feet of building and 75 feet of travel in any direction on the site.

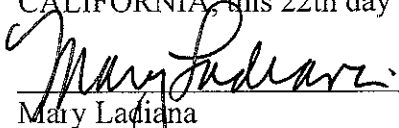
Environmental Services Division

19. The Applicant shall submit a “Recycling and Solid Waste Management Plan” to the Conservation Coordinator for review and approval as a part of the permit process. The plan shall demonstrate those steps the applicant will take to comply with Municipal Code, including but not limited to Section 8.24, 8.25, and 19.58 340 and meet the State mandate to reduce or divert at least 50% of the waste generated by all residential, commercial and industrial developments. The applicant shall contract with the City’s franchise hauler throughout the construction and occupancy phase of the project. The “Recycling and Solid Waste Management Plan” features should be identified on the building plans.
20. A Construction/Demolition Waste Management Plan is required. The plan shall indicate the steps taken up to manage waste until the final inspection of the building. A performance deposit will be required to be submitted prior to building permit approval.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-10-10, date stamped on October 7, 2010, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
3. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City ordinances in effect at the time of building permit issuance.
4. This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
5. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated below. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 22th day of November 2010.



Mary Ladiana
Zoning Administrator